

**MINUTES OF THE REGULAR MEETING
OF THE
COMMUNITY PLANNING AND DEVELOPMENT BOARD**

February 10, 2004

CALL TO ORDER

Chair Hawley called the meeting to order at 7:00 p.m.

ROLL CALL

Present: Chair John Hawley, Vice-Chair Bill Raney, Annette Napolitano, Earl Warren,
Jim Burch and Ruben Jimenez

Absent: Carol Kempiaik and Alternate Jim Zwerg

Council Member: Dr. Robert Doster

Staff Present: Larry Harmer, Liz Zeller, Phil Garthright, Scott Zipprich and Connie Meadows

APPROVAL OF MINUTES

Chair Hawley asked for a motion to approve the minutes of the January 13, 2004 Regular Meeting. Member Burch requested that his statements about the lighting fixtures for item SP03-395 and the spelling of Member Jimenez's name be amended. Member Napolitano made a motion to approve the minutes of January 13, 2004 Regular Meeting with the corrections, seconded by Member Warren. The motion passed unanimously.

4. WITHDRAWALS/CONTINUANCES: NONE

5. NEW BUSINESS:

**5A. PP04-39: VERRADO PRELIMINARY PLAT
FOR PARCELS 4.502, 4.503, 4.504, 5.602, 5.603 AND 5.604**

Request by Biskind, Hunt & Taylor, PLC, on behalf of, Fidelity National Title Insurance Company as Trustee of its Trust No. B176, as the owner and DMB White Tank LLC, as the developer, for preliminary plat approval of Verrado Parcels 4.502, 4.503, 4.504, 5.602, 5.603 and 5.604. These parcels are located in Phases IV and V north of Sunrise Lane and on the east and west sides of Verrado Way. Parcels 4.602, 4.603, 5.602 and 5.603 have the Development Option of Residential Medium and will be developed by Ashton Woods and Parcels 4.504 and 5.604 have the Development Option of Residential Low and will be developed by Engle Homes. This plat will contain 192 lots and 37 tracts on approximately 50 acres. Brian Marshall with Biskind, Hunt & Taylor, PLC, and Dave Neilson with DMB were present to represent the project. Chair Hawley questioned if Indian School Road will connect with Verrado Way. Brian Marshall stated that these two roadways will intersect and it is planned for a commercial core. Member Burch questioned the placement of the streetlights. Mr. Marshall explained that the locations would be further addressed on the final plat and their lighting is compatible with existing approved areas and the overall engineering documents. Vice-Chair Raney questioned the 5' and 5' setbacks.

Mr. Neilson answered that for the most part the setbacks will be 5' and 5' to accommodate the housing product. Member Napolitano asked if the Development Option determines the lot widths or the lot square footage. Mr. Marshall explained that there is a minimum square footage for the lots in each Development Option, but that the setbacks are also determined by the Development Options. Chair Hawley opened the public hearing. There being no comments, Chair Hawley closed the public hearing. Vice-Chair Raney made a motion to approve PP04-39, seconded by Member Jimenez. The Motion passed unanimously.

5B. PP02-68: WINDMILL VILLAGE EXTENSION

Request by Dave Ullrich, of RBF Consulting, on behalf of Buckeye Land Management, for the first six-month extension of the Windmill Village preliminary plat. Windmill Village is located on the northwest corner of the Intersection of Dean and Yuma Roads and consists of 513 lots on 162.33 acres. Mr. Ullrich explained that this was a request for a one-year extension. He also explained that the developer has been working on water and sewer issues and has now entered into escrow on this property and is ready to move forward. Chair Hawley asked if the previous lots were incorporated with the first school review. Mr. Ullrich was unsure. Member Jimenez wanted the agreement letter from Liberty School District to be presented to the Board. Member Napolitano made a motion to approve a one-year extension for PP02-68, seconded by Member Burch. The Motion passed unanimously.

THE COMMUNITY PLANNING AND DEVELOPMENT BOARD HEARD THE INTRODUCTION AND HELD THE PUBLIC HEARINGS FOR ITEMS: 5C, 5D, 5E, 5F AND 5I AS ONE ITEM. THE PUBLIC HEARING WAS OPENED AND COMMENTS WERE MADE FOR ITEM 5F. TARTESSO WRF.

Richard Addams, of 217 4th Avenue West, asked about possible excess capacity being taken into account with the construction of this Water Reclamation Facility. Mr. Earl responded that this technology can be easily expanded and the site is large enough to allow for future expansions.

THE PUBLIC HEARING WAS CLOSED.

5C. TUP03-332: TARTESSO APS SUBSTATION

Request by Steve Deming, of Arizona Public Service (APS), on behalf of Stardust Development in association with the Tartesso West Community Master Plan, for a temporary use permit to construct a temporary power substation and overhead power line located just south of the southwest corner of the intersection alignment of Thomas Road and Bruner Road. Stephen Earl with Earl, Curley & Legarde, PLC, explained that this was a necessary application to provide power to the area so they can start the construction of the homes. In order to build in Unit 1 they will need this facility and this temporary facility will only sustain 500 homes. The permanent facility will need to be completed at that time. The Temporary Use Permit is only good for 6 months and this facility will be in operation for approximately 2 years. Mr. Earl also asked that a stipulation be created to allow the Community Development Director to administratively approve future extensions to this Use Permit. Mr. Earl also presented some revised language for the stipulations presented in the staff report. Chair Hawley asked if staff reviewed these stipulations and Mr. Harmer confirmed that staff had reviewed them and that the revised language only makes the stipulations clearer. Member Warren made a motion to approve TUP03-332 with the added stipulation and the revised stipulations as presented in the staff report, seconded by Member Burch. The Motion passed unanimously.

5D. SP03-488: TARTESSO WATER TANK SITE PLAN

Request by Stephen Earl, of Earl, Curley, & Legarde, on behalf of Stardust Development (Tartesso) for Site Plan approval of a Water Supply Facility / Water Tank located within the Tartesso West Master Planned Community, Planning Unit One as located west of the intersection alignment of Sun Valley Parkway and Indian School. Vice Chair Raney had concerns regarding the distance the tank was set back from the property line, any views of the tank the neighbors would have and the possibility of future graphics on the tank. Mr. Earl commented on the distance the tank is set from the adjacent properties and the angle of sight would make the tank nearly unnoticeable. Mr. Earl stated that he would provide a computer rendition of the Line of Sight and that the only future graphic would be the Tartesso logo. Member Burch asked if the wall surrounding the site would match the color schemes and themes selected for the rest of the development and Mr. Earl replied that it would. Member Napolitano made a motion to approve SP03-488 with the revised stipulations as presented in the staff report, seconded by Member Burch. The Motion passed with a majority, Vice-Chair Raney voted nay.

5E. SP03-489: TARTESSO WATER TANK SITE PLAN

Request by Stephen Earl, of Earl, Curley, & Legarde, on behalf of Stardust Development (Tartesso) for Site Plan approval of a Water Supply Facility / Water Tank located within the Tartesso West Master Planned Community, Planning Unit Two as located west of the future intersection alignment of Tartesso Parkway & Bruner Road (1/3 mile south of Indian School Road & Bruner Road). Vice-Chair Raney was happier with this location because it was internal to the subdivision. Member Burch made a motion to approve SP03-489 with the revised stipulations as presented in the staff report, seconded by Member Jimenez. The Motion passed unanimously.

5F. SP03-490: TARTESSO WRF

Request by Stephen Earl, of Earl, Curley, & Legarde, on behalf of Stardust Development (Tartesso) for Site Plan approval of a Water Reclamation Facility within the Tartesso West Master Planned Community as located approximately ½ half a mile from the intersection alignment of 315th Avenue & McDowell Road. Mr. Earl stated that Phase 1 will be a 1.2 million gallon plant and that it is recommended that others, when they need service, will expand the plant. Mr. Earl also stated that the new technology makes these systems nearly odorless and that this site has good percolation. Member Burch asked if this effluent water would be used for irrigation. Mr. Earl said no, but Bob Spears with Stardust Development said that they would run a dry effluent line for a potential Phase 4 golf course. Member Burch made a motion to approve SP03-490 with the revised stipulations as presented in the staff report, seconded by Member Warren. The Motion passed unanimously.

5G. SIGN03-479: SERENA SIGN PACKAGE

Request by Melinda Palladino, of Motivational Systems Inc., on behalf of Great Western Homes, for the approval of a Temporary Sign Plan Package to market homes for sale at the single family housing development known as Serena. Serena is generally located at the southwest corner of 7th Street and Centre Avenue. Ms. Palladino gave a brief overview of the project. Member Napolitano made a motion to approve SIGN03-479, seconded by Member Warren. The Motion passed unanimously.

5H. SIGN03-480: IRONWOOD VISTA SIGN PACKAGE

Request by Melinda Palladino, of Motivational Systems Inc., on behalf of Great Western Homes, for the approval of a Temporary Sign Plan Package to market homes for sale at the single family housing development known as Ironwood Vista. Ironwood Vista is generally located at the southwest corner of 239th Avenue and MC85 (Baseline Road). The staff report did not recommend the 8' x 12' sign. Ms. Palladino requested that the, 8' x 12' sign with 15' maximum height, sign be added back into this request for approval. Vice-Chair Raney commented that staff needs to amend the Development Code to institute a kiosk program to reduce these off-site signs. Member Warren made a motion to approve SIGN03-480 with the 8' x 12' sign as requested, seconded by Vice Chair Raney. The Motion passed unanimously.

5I. PP03-179: TARTESSO PRELIMINARY PLAT

Request by Stephen Earl, of Earl, Curley, & Legarde, on behalf of Stardust Development (Tartesso) for preliminary plat approval of Tartesso West, Unit 1, which will have 1,239 dwelling units on approximately 314 gross acres, located at the southwest corner of Sun Valley Parkway and Indian School Road (Tartesso Parkway). Chair Hawley believes that this Parkway will not be adequate when all this area develops. Also will there be frontage roads for these projects because the parkway is planned for only specific points of access. Scott Zipprich said that a parkway can only provide limited access to every mile or greater. The ultimate right-of-way will be 200' which is more than is what is out there today. Mr. Earl stated that this roadway is designed to carry a high capacity of traffic and there will be two other major arterials working up through the project, Bruner Road and Johnson Road. All of the north developers will participate in a study to estimate costs for future roadway improvements for the area north of I-10. Mr. Zipprich requested some revision on the language presented in Stipulations "h" and "r." The wording in stipulation "h" made Tartesso the sole responsibility for the funding of all traffic signals, so it was re-worded to include language for a proportional reimbursement agreement when other properties develop. Mr. Zipprich requested that language be added into stipulation "r" that required the developer to produce verification that all utility companies have been contacted to review the plans for the proposed utility easements. Vice Chair Raney made a motion to approve PP03-179 with the revised language for the stipulations and the revised stipulations as presented in the staff report, seconded by Member Warren. The Motion passed unanimously.

COMMENTS FROM THE PUBLIC:

Richard Addams, 217 4th Avenue West, spoke on the amount of traffic that is being created across the valley and how it created an ozone problem and how methane from the various proposed wastewater treatment facilities might be used to solve the problem.

REPORT FROM STAFF:

Request from staff to start the March 9, 2004 Development Board meeting at 6:00pm because the next agenda was very lengthy.

REPORT FROM THE DEVELOPMENT BOARD:

The Board agreed and asked staff to notify them if there needed to be a 5:30 workshop prior to the meeting.

ADJOURNMENT:

Chair Hawley called for a motion to adjourn the meeting. Vice-Chair Raney made a motion to adjourn the meeting seconded by Member Burch. The motion passed unanimously. Meeting adjourned at 9:17 p.m.

John Hawley, Chair

ATTEST:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Community Planning and Development Board held on the 13th day of January 2004. I further certify that the meeting was duly called and that a quorum was present.

Larry C. Harmer, Secretary